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February 6, 1992

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REFERENCE BOOK

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Small Business Development Corporation's (SBDC)
Mission Bay

the Board of Supervisors on February 3, 1992, the
the following information on the Small Business
(SBDC) findings, provided by Mr. Dehnert Queen,
ms to be finally acted on by the Board of Supervisors
1992.

Of the Small Business Development Corporation
Mission Bay Project, previously approved by the Board of
Mission Bay Development Agreement in February, 1991,
which have not been addressed. Mr. Queen asserts
he costs of the Embarcadero Roadway project, MUNI
of waterfront land from marine and ocean use as
Mission Bay Project. Mr. Queen further claims that
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er reviewing Mr. Queen's documents, the Budget Analyst does not find any
son to include these costs as part of the overall Mission Bay Project costs. The
Embarcadero Roadway and MUNI Metro Extension projects are projects that
ld have occurred independent of the Mission Bay project, and therefore should
be included as part of the development costs for Mission Bay. Although the
UNI Metro Extension project does anticipate increased ridership when the
Mission Bay development project is built out, the MUNI Metro Extension would
vide the City with the potential for further corridor expansion and is not
pos for the Mission Bay project. In addition, the City would not lose
erf from marine and ocean use. As noted in the Budget Analyst's
ort regarding the Port Land Transfer Agreement (Files 255-91-1, 255-91-2, 255-

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TO: Each Member of the Board

FROM: Budget Analyst

SUBJECT: Analysis of the Small Business Development Corporation's (SBDC) findings regarding Mission Bay

Pursuant to a request from the Board of Supervisors on February 3, 1992, the Budget Analyst is providing the following information on the Small Business Development Corporation's (SBDC) findings, provided by Mr. Dehnert Queen, regarding the Mission Bay items to be finally acted on by the Board of Supervisors at its meeting of February 10, 1992.

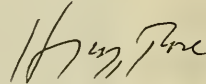
Mr. Queen, Founder and CEO of the Small Business Development Corporation (SBDC), claims that the Mission Bay Project, previously approved by the Board of Supervisors through the Mission Bay Development Agreement in February, 1991, contains several related costs which have not been addressed. Mr. Queen asserts that the City should include the costs of the Embarcadero Roadway project, MUNI Metro Extensions, and loss of waterfront land from marine and ocean use as development costs for the Mission Bay Project. Mr. Queen further claims that these costs should be included because, without the Mission Bay project, there would be no need for these additional projects to occur.

After reviewing Mr. Queen's documents, the Budget Analyst does not find any reason to include these costs as part of the overall Mission Bay Project costs. The Embarcadero Roadway and MUNI Metro Extension projects are projects that would have occurred independent of the Mission Bay project, and therefore should not be included as part of the development costs for Mission Bay. Although the MUNI Metro Extension project does anticipate increased ridership when the Mission Bay development project is built out, the MUNI Metro Extension would provide the City with the potential for further corridor expansion and is not proposed solely for the Mission Bay project. In addition, the City would not lose waterfront land from marine and ocean use. As noted in the Budget Analyst's report regarding the Port Land Transfer Agreement (Files 255-91-1, 255-91-2, 255-

Memo to Each Member of the Board of Supervisors
February 6, 1992

91-4, 255-91-6), although the Port would transfer approximately 15 acres of property to Catellus for use as market rate and affordable housing, the Port would receive approximately 39.3 acres of land from Catellus for use as container storage, which would serve a marine and ocean use. According to the Real Estate Department, this land transfer from Catellus will provide the City with a greater value of land of approximately \$0.4 million to \$7.8 million.

In summary, based on our review of documents provided by and discussions with Mr. Queen, the Budget Analyst does not concur with conclusions that the City should include the costs of the Embarcadero Roadway project and MUNI Metro Extensions as development costs for the Mission Bay project. In addition, the City would not lose waterfront land, and the City will be provided with a greater value of land from Catellus.



Harvey M. Rose

cc: President Ward
Supervisor Achtenberg
Supervisor Alioto
Supervisor Britt
Supervisor Gonzalez
Supervisor Hallinan
Supervisor Hsieh
Supervisor Kennedy
Supervisor Maher
Supervisor Migden
Supervisor Shelley
Clerk of the Board
Chief Administrative Officer
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Kent Sims
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